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The Estates at Shabazz Heights, LLC
One Riverfront Plaza, 5th Floor
Newark, NJ 07102

March 29, 2004

Kevin Aylward, Senior Vice President
NorCrown Bank
66 West Mount Pleasant Avenue
Livingston, NJ 07039

RE: NorCrown Bank Construction Commitment for The Estates at Shabazz Heights, LLC

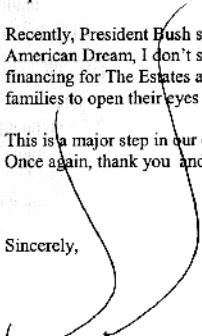
Dear Mr. Aylward:

On Behalf of my partner J. David Page, myself and our associates, I would like to express our appreciation to you and The NorCrown Bank for the Construction Loan Commitment, to construct eighteen (18) two family townhomes in the City of Newark's South Ward. As a result, of NorCrown Bank's willingness to provide the necessary construction financing, you join us in our efforts to empower families in their efforts to realize their dream of homeownership.

Recently, President Bush stated, "There are too many people who say, 'My eyes are shut to the American Dream, I don't see the American dream'." By Agreeing to provide the construction financing for The Estates at Shabazz Heights, LLC, we will enhance the opportunity for Newark families to open their eyes and see the wonders associates with owning their own homes.

This is a major step in our efforts to make Newark a more diverse and culturally rich community. Once again, thank you and we look forward to the loan closing.

Sincerely,


The Estates at Shabazz Heights, LLC
By Its Managing Member
Donald L. Harris

CC: J. David Page
Gus Heningburg
Peter Leach

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The Estates at Shabazz Heights, LLC